

COMMONWEALTH OF KENTUCKY
BEFORE THE PUBLIC SERVICE COMMISSION

In the Matter of:

THE VERIFIED APPLICATION OF THE)	
BRANDENBURG TELEPHONE COMPANY, INC.)	
FOR A CERTIFICATE OF PUBLIC)	CASE NO.
CONVENIENCE AND NECESSITY TO)	93-357
CONSTRUCT A NEW HEADQUARTERS)	
FACILITY IN BRANDENBURG, KENTUCKY)	

O R D E R

IT IS ORDERED that Brandenburg Telephone Company, Inc. ("Brandenburg") shall file the original and 10 copies of the following information with the Commission, with a copy to all parties of record, no later than 30 days from the date of this Order. Brandenburg may file an original and two copies of architectural and engineering plans.

1. Provide the following materials:
 - a. Complete set of final drawings.
 - b. Final interior and exterior building specifications.
 - c. Separate, final material lists for the headquarters building, warehouse, and covered parking.
 - d. Specifications and final drawings for the grading and earthmoving projects.
 - e. Mechanical system drawings, specifications, and estimated costs.
 - f. Electrical system drawings, specifications, and estimated costs.

g. A copy of the "program" supplied to the architect prior to the commencement of design work.

h. Job specifications prepared for subcontractors.

i. Justifications for the proposed covered parking for 20 vehicles at 426 square feet per vehicle and the need for individual bays.

j. Material prices and construction costs which justify a \$120,000 parking garage.

k. Material prices and construction costs which justify a \$250 per square foot cost for the headquarters building.

l. Material prices and construction costs which justify a \$50 per square foot cost for the warehouse.

m. Material prices and construction costs which justify a \$100 per square foot cost for the warehouse lounge. Is this in addition to \$50 per square foot for general warehouse space?

n. Material prices and construction costs which justify a \$150 per square foot cost for warehouse restrooms and showers. Is this in addition to \$50 per square foot for general warehouse space?

2. Will the headquarters building contain central office equipment?

3. Justify the need for a \$50,000 emergency generator.

4. The supplement to the verified application refers to a \$239,580 price for excavation and grading. In Brandenburg's response, the grading plans are not complete. How did Brandenburg arrive at this cost?

5. Provide a cost estimate for substituting blacktop for concrete paving.

6. In Brandenburg's December 16, 1993 response to the November 15, 1993 information request, it was stated that the architectural and engineering fees are based upon a flat fee of \$40 per hour. Brandenburg's September 28, 1993 supplement to the verified application lists a fee of \$559,883 for this service. Is this fee based on 13,997 billable hours? Justify this cost with estimated billable hours.

7. In its Order dated November 15, 1993, question 15, the Commission estimated that the tract in question was approximately 30 acres larger than required. The Company responded that the calculations were in error. Provide an explanation supporting the Company's intended use of the land. How many acres are required to physically support the headquarters facility buildings and open parking spaces?

8. Provide two appraisals that support the land costs submitted in this case. The appraisals should be performed by independent general appraisers licensed by the Kentucky Real Estate Commission who are not affiliated with Brandenburg. Documentation including each appraiser's credentials, license number, and the uniform appraisal form relating to the appraisal shall also be filed.

9. What is the estimated cost and proposed use of the spire which was added to the last set of blueprints provided to the Commission?

10. The plan filed with the Commission on March 2, 1994, showed 84 parking spaces for customer parking excluding covered parking. The plans also show 133 additional future spaces. Why are these spaces needed and who will use them?

11. Provide the distances in feet from the highway right-of-way to the building entrance for each of the two entrance driveways. Why is the entrance from Ky. Highway 1051 (bypass) not planned in a straightened direction. Why was an entrance required from Highway 1692?

12. How will the garage consisting of 8,520 feet be used? Explain the need for 12 feet by 14 feet doors.

13. What percentage of the complex costs will be allocated to the holding company unregulated activities and cellular activities? Costs should be separated between capital costs and estimated operating costs.

14. Explain what the application offices are to be used for. If for processing service orders, provide information regarding how many orders will be processed in each office on a daily basis.

15. Explain the difference between the accounting area and the bookkeeping area. It appears that much of the bookkeeping area is for future use. Is this true? If no, explain.

16. It appears that the ceilings in the office building are vaulted. Is this true? If yes, why were vaulted ceilings required?

17. How many of Brandenburg's total employees will have offices in each of the following:

- a. The new headquarters building.
- b. The new warehouse.
- c. The garage.
- d. The Radcliff office.
- e. Other locations.

List the employees by location.

Done at Frankfort, Kentucky, this 10th day of May, 1994.

PUBLIC SERVICE COMMISSION


For the Commission

ATTEST:


Executive Director